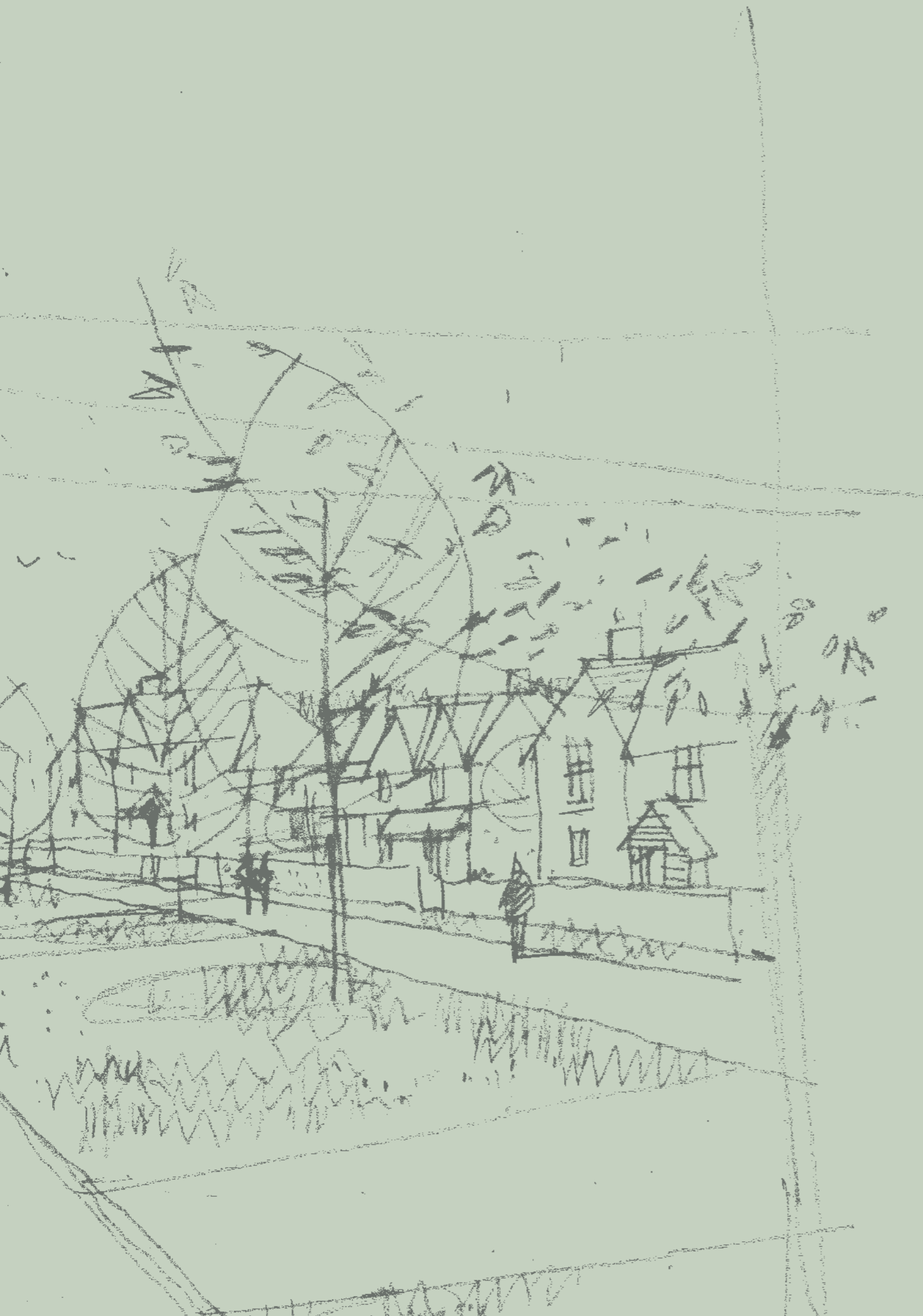


**PUBLIC
REALM
CODE**

5

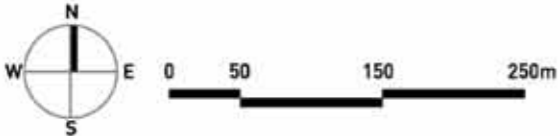


INDICATIVE DESIGN CONCEPT

5. PUBLIC REALM CODE



- KEY**
- TRIDENT HOUSING
 - PARKS AND GARDENS
 - LINEAR PARK
 - CAMP ROAD TREE LINED AVENUE
 - GATEWAY FEATURE
 - CHILDRENS PLAY AREA (OPTION 2) NE. LEAP NATURAL PLAY EMPHASIS
 - CHILDRENS PLAY AREA (LEAP)
 - POCKET PARK (INSTEAD OF LAPS)
 - URBAN LANDSCAPED NODE
 - EXISTING TREES



LANDSCAPE AREAS PLAN

PUBLIC REALM CODE

- 5.1 The character of the public realm form will help to establish a broad character for the site that crosses different character areas. The design of open spaces will vary depending on their location on site and their function.
- 5.2 Some spaces, especially near the school and local centre are likely to be formal in character while other spaces, such as areas dominated by SUDS and ecological features are likely to have a less formal character
- 5.3 The key aspects are;
- Scale and character of open space.
 - Landscape and planting formal vs. informal
 - Boundary treatments - including side and front threshold details
 - Private gardens.

PARKS AND GARDENS

- 5.4 Throughout the proposed development there will be a wide range of parks and gardens providing valuable green infrastructure, each will perform a variety of functions dependent upon their location within the development.
- 5.5 These parks and gardens will provide a greening of the urban environment, offering passive recreation. Parks and gardens within formal open space areas will have spacious mown grass areas with regularly spaced large parkland trees, such as Oak and Beech, offering colour and interest; shrub and herbaceous planting will be formally designed within regular shapes and layouts using plants with a modern style to complement the development.
- 5.6 Parks and gardens within informal areas will offer a different style of landscape, with areas of mown grass complemented with rough mown grass and wildflower meadow areas. Tree planting would be informal with irregular spacings and a range of different species and styles to create interest and to soften the built environment. Shrub and herbaceous planting will be informal, with a variety of colours and textures giving a more native feel to these open spaces. Users of these informal parks and gardens will be given the opportunity to connect with nature through the range of habitats provided. Street furniture would be chosen to suit the character of each park and garden, with modern design and materials within formal areas, and simple and tradition design and materials within informal areas.

LINEAR PARK

- 5.7 The linear park will be presented as an informal open space, where the use of SUDS will create a clear and individual character. The park will provide a linear north/south link through the west of the development, with informal footpath routes allowing pedestrians to stroll through this interesting environment.
- 5.8 Tree species would be chosen to suit the environment, with water loving species being planted within the locality of the SUDS; a range of larger more native species would be planted elsewhere to provide scale and context to the built form and to enhance the biodiversity of the area.
- 5.9 Soft landscaping will be kept simple, with large areas of wildflower meadows, wetland grasses and rough mown grass located to suit the environment and provide a visually interesting landscape. Shrub and herbaceous planting will be generally native, it will be used where necessary to screen built form, to provide direction to users and to enhance biodiversity, particularly with the use of wetland planting around the SUDS. Street furniture would be of a simple informal style, with the material typically being timber.

BOUNDARY TREATMENT TABLE

	CA1	CA2	CA3	CA4	CA5	CA6	CA7	CA8
FORMAL	N/A	✓		✓	✓			
SEMI FORMAL	N/A						✓	✓
INFORMAL	N/A		✓			✓		

Note; no close board fencing to be allowed where adjoining prominent public realm.
but not rear courts or small, gated gaps between dwellings

CAMP ROAD

5.10 This primary route through the development will have a strong character which will be reinforced through landscape proposals. Wide verges will be proposed in suitable locations, with tree planting of species with a uniform habit set at regular spacings to create a striking avenue. For continuity along Camp Road the number of tree species would be limited, with a particular change in species announcing user's arrival or departure from the mixed use village centre. Verges would be characterised with neat mown grass, with the opportunity to plant spring bulbs to create striking seasonal interest. Boundaries to residential properties will have a formal feel conveying the importance of this route; these would be typically formed by simple formal hedges or low walls. Street furniture would be formal and modern in both design and materials, with consistent use along the route of Camp Road to provide continuity and clarity of the street hierarchy.

GATEWAY FEATURE

5.11 The gateway feature will be an instantly recognisable space which will mark the entrance to the development and provide a visually pleasing welcome. The space would be of a high quality formal design, with landscaping used to create a sense of arrival. Feature trees will be located to make the most of the space, with large species such as *Quercus robur*, or *Fagus sylvatica* 'Purpurea' used to make a statement. A key element of the gateway will be a piece of public art; this will be designed to reflect the history of the site along with embracing its future, creating a memorable entrance to the development.

POCKET PARKS

5.12 These will be open spaces on a smaller scale, offering a more intimate use of the space. The character of each pocket park will vary dependent upon their location within the development, but each will provide a variety of functions. A valuable function for each pocket park will be as a space for play, allowing small children to enjoy the outdoor environment in a soft landscaped space of an intimate scale.

URBAN LANDSCAPED NODE

5.13 This element of the development will be a valuable space, providing key functions as an access link and for mixed use urban form, but will also be a space for social interaction and used to enjoy the outdoor urban environment. The design will be of a high quality, using modern materials to create a multifunctional space. Tree planting would differ from that of the majority of Camp Road, with a change in species providing a clear visual transition from the main road route to the mixed use village centre.



Liriodendron tulipifera



Narcissus pseudonarcissus



Betula utilis var. jacquemontii



Fagus sylvatica



Cornus Mas



Tilla Cordata Greenspire



Magnolia Kobus

5.14 Across the site the following boundary treatments will be promoted.

FORMAL BOUNDARIES (CA2, CA4 & CA5)

- Boundaries to direct pedestrian flow and create formality to the primary routes
- Along primary routes, may include simple formal hedges or low walls provide definition and direct views

FORMAL



BLACK PAINTED METAL RAILINGS

SEMI FORMAL



HEDGE PLANTING/LOW LEVEL PLANTING

SEMI-FORMAL BOUNDARIES (CA7 & CA8)

- Constructed from a mixture of hard and soft materials
- House boundaries may include low walls with formal hedges and railings with informal planting
- Boundaries to provide privacy to dwellings and definition between public and private space
- Public spaces surrounded by secure, yet visually open, fences
- Formal hedges used where appropriate to soften the built form in public areas

INFORMAL BOUNDARIES (CA3 & CA6)

- Informal in character
- Predominantly soft boundaries to link with the neighbouring rural areas
- Boundaries may include soft verges with hedge planting, picket fences and shrub planting
- Individual dwellings to have appropriate provisions for security
- Potential for country park style fencing where public spaces are adjacent to the rural landscape.

INFORMAL

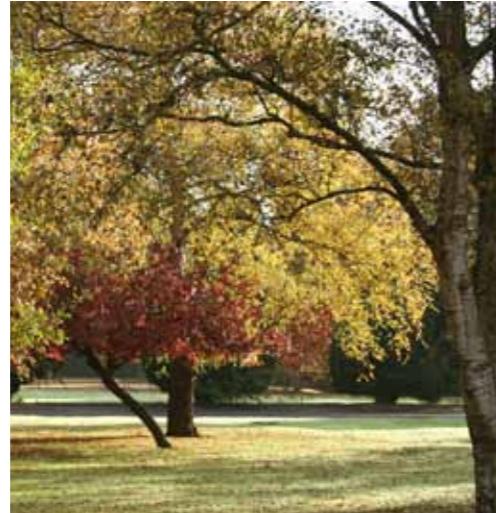


PLANTED FRONT GARDENS



PARKLAND RAILING

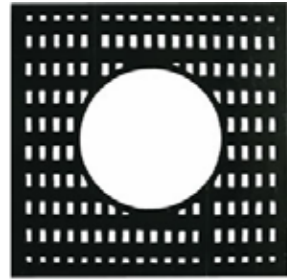
EXAMPLE IMAGERY OF BOUNDARY TREATMENTS



STREET FURNITURE

- 5.15 Street furniture will be coordinated across Heyford Park to create identity and to minimize clutter. In addition the design, manufacture, installation, maintenance and operation of all street furniture products must comply with British Standards, relevant Codes of Practice and Construction Design Management regulations
- 5.16 Heyford Park is intended to be a coordinated and durable place to live. The choice of street furniture should reflect this and be of a design to complement the architecture. With a simple but strong palette of materials and/or colours that is coordinated through all furniture and across the development.
- 5.17 Heights of street lighting columns should emphasise the size of space; taller columns will be located along the Camp Road and lower height within the Streets and Lanes/Drives
- 5.18 Street name signage should be attached to buildings wherever possible to minimise clutter and possible vandalism.

EXAMPLES OF STREET FURNITURE (OR SIMILAR APPROVED) in consultation with OCC



HUMBER TREE GUARD



CUBE BENCH



METROPOL BOLLARDS



STIRLING CYCLE RACK



WOODEN BENCH



WOODEN BOLLARDS

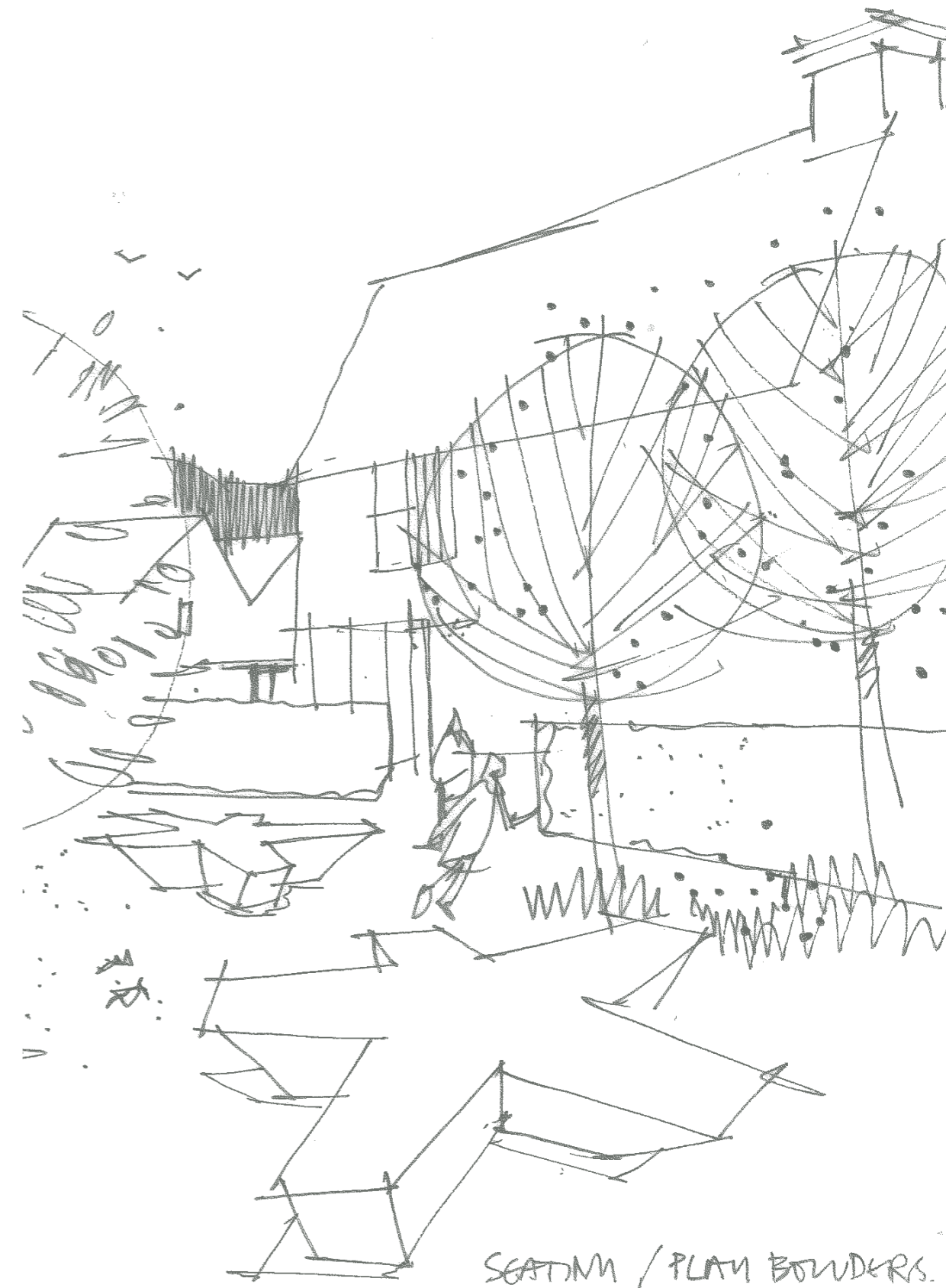


WOODEN LITTER BIN

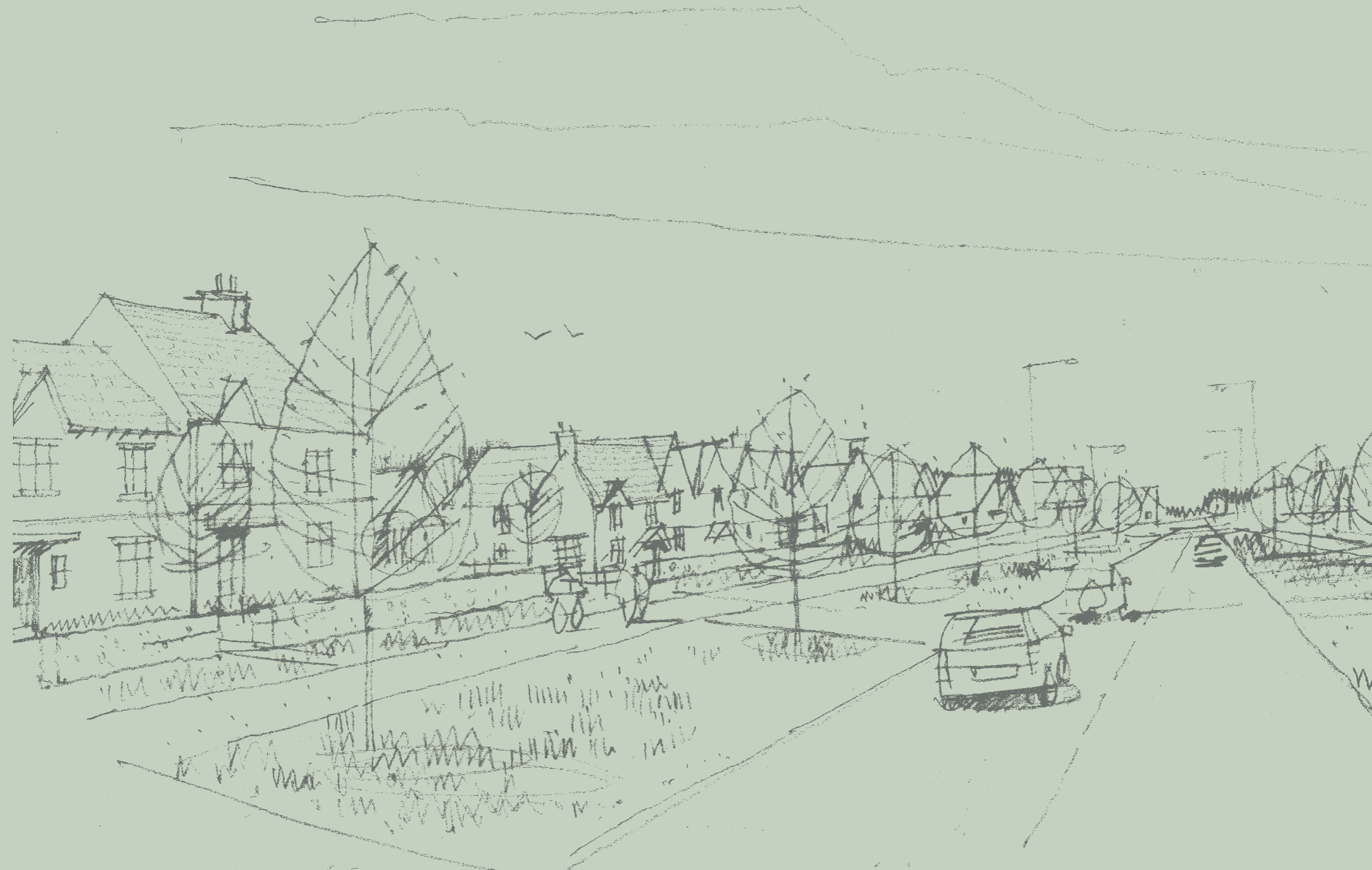


GAMMA LITTER BIN

EXAMPLES OF STREET LIGHTING

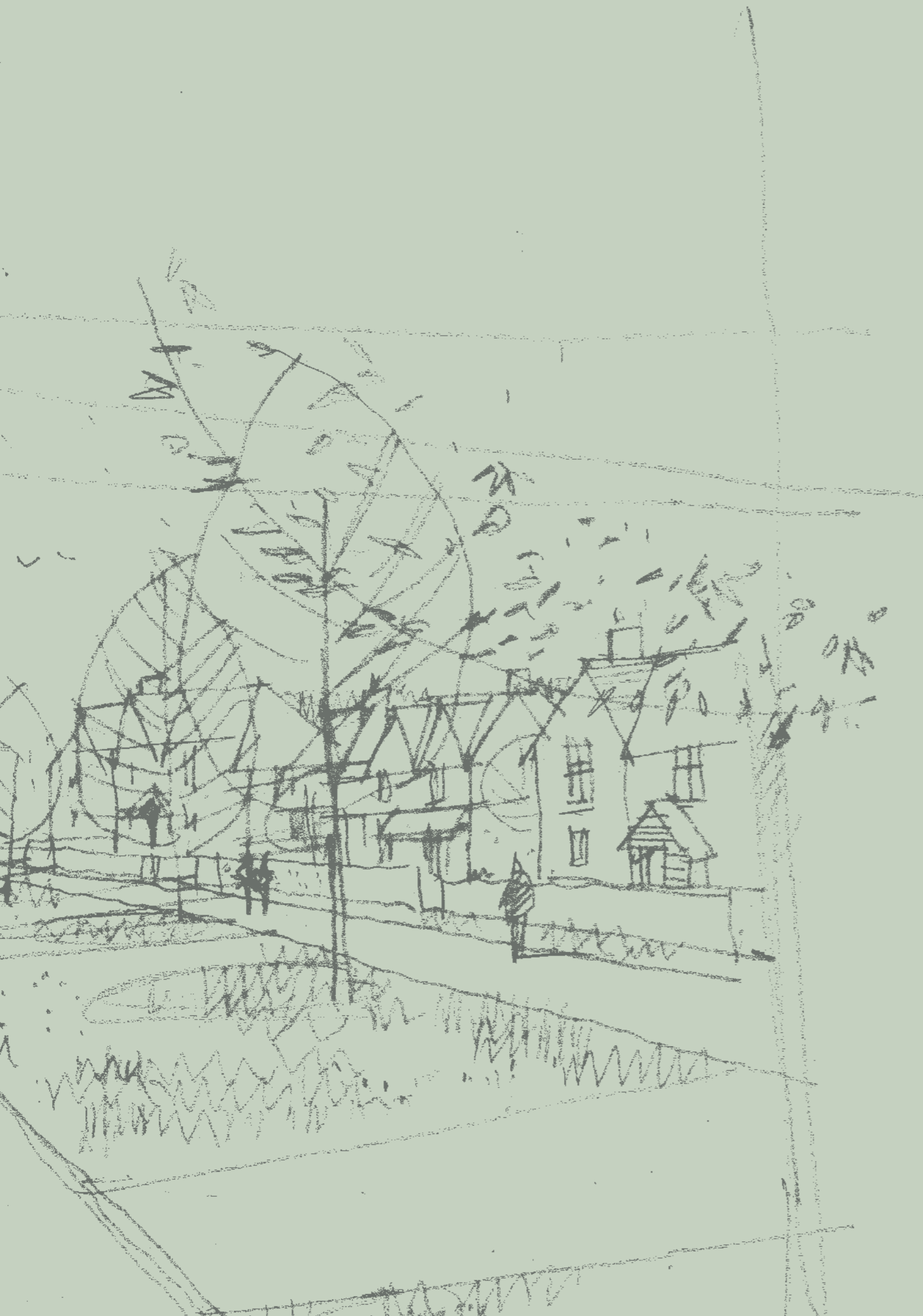


Elements of art (some functioning as seating or play features) may be used as focal points in landscaped spaces/pocket parks



SUPPORTING SUSTAINABLE DESIGN & INFRASTRUCTURE

6



INDICATIVE DESIGN CONCEPT



INFRASTRUCTURE - DRAINAGE

ON SITE DRAINAGE STRATEGY

- 6.1 The principles of the drainage strategy have been discussed and agreed with the Environment Agency and are laid out in the approved Flood Risk Assessment and summarised below.
- 6.2 The site naturally drains to four outfalls located across the eastern and southern site boundaries.
- 6.3 The site currently discharges to the four outfalls without restriction and with no on site attenuation. To protect against flooding on and off site due to changes in climatic conditions, peak flows from proposed development parcels must be restricted to the existing 1 in 100 year rate. In order to prevent increased flows off site, flow control and attenuation features will be required throughout the development.
- 6.4 It has been agreed with the EA that the site must be able to accommodate a 30% allowance for climate change in line with current design standards and best practice.
- 6.5 Further to anecdotal evidence of flooding at the caravan site to the east of the development, attenuation and flow control features located along the eastern boundary must also demonstrate a 10% betterment over existing discharge rates.
- 6.6 A number of strategic attenuation features are to be provided to accommodate the 30% climate change. These will form only part of the treatment train that is to be provided by the development.
- 6.7 The treatment and attenuation of surface water is described as the treatment train. The treatment train seeks to improve water quality, manage volume of runoff and mimic as closely as possible nature's way of dealing with surface water runoff by passing rain water through a cascade of features, each feature adding to the water quality.

ADOPTION STRATEGY.

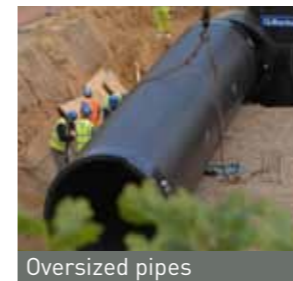
- 6.8 Meetings have been held with the local authority and water authorities to discuss the drainage strategy and adoption requirements.

HIGHWAY DRAINAGE

- 6.9 Oxfordshire County Council will adopt, under S38 of the Highways Act 1980, all drainage associated with the public highway where this does not directly contribute to wider strategic drainage. Further to liaison with OCC this extends to both traditional piped drainage system and permeable paving.
- 6.10 OCC will also permit the connection of adjacent house drainage (surface water only) to permeable paving. However, the house owner will be responsible for maintenance of drainage up to the highway boundary.

SURFACE WATER SEWERS

- 6.11 Surface water sewers carrying both highway and plot drainage will be offered to the Water Authority for adoption under S104 Agreement of the Water Industry Act 1991.



6.SUPPORTING SUSTAINABLE DESIGN & INFRASTRUCTURE

SUDS

- 6.12 There are a number of options for the adoption of ponds and swales.
- 6.13 Option 1: Adoption by Maintenance Company. A maintenance company already exists on Heyford Park and could be contracted to maintain the ponds and swales.
- 6.14 Option 2: Adoption by Water Authority. It is unclear whether drainage will be offered for adoption under inset agreement of with Thames Water, the incumbent Water Authority. As the ponds and swales will form part of the attenuation strategy for the 1 in 30 year event it would be logical for the water authority to adopt these features.
- 6.15 Option 3: Adoption by the Local Authority. OCC are currently offering to adopt non-highway SUDs under an interim agreement until the Flood & Water Management Act comes into force.

FOUL DRAINAGE

- 6.16 In accordance with Sewers for Adoption foul water will be collected in a separate foul water drainage system.
- 6.17 The site has four main sub-catchments which combine in the south eastern corner before discharging to a sewage treatment works.
- 6.18 The development is served by a new pumping station, located within each sub-catchment.
- 6.19 Foul flows leave the development site via an existing private sewerage treatment works. The treatment works will be brought up to an adoptable standard by the land owner.
- 6.20 All elements of the foul system, including the pumping stations and sewerage treatment works will be offered for adoption under a S104 Agreement (Water Industry Act 1991) to Thames Water or other registered Water Authority under Inset Agreement



BUILDING FABRIC TO ACHIEVE REDUCTION IN CARBON EMISSIONS

- 6.21 The 'Energy Saving Trust' (EST) report 'Fabric First' October 2010 states that there seems to be a widely held belief in the house building industry that to achieve reductions in CO2 emissions of the order of 25%, it will be necessary to use a form of micro generation technology such as solar thermal hot water or heat pumps. This guide shows that taking a fabric first and improved services approach can also be a viable option.
- 6.22 Optimising the performance of the fabric first limits the need to add micro generation technology. Indeed by taking a fabric first approach, developers essentially future proof their designs.

6.23 This approach typically includes the following;

WALLS

6.24 Enhanced U-values by increasing the size of the cavity wall construction and increasing the insulation.

ROOF

6.25 Enhanced U-values are by increasing the thickness of insulation.

FLOORS

6.26 High performance insulated ground floors and provided with enhanced U-values performance.

WINDOWS AND DOORS

6.27 High performance glazing is provided to provide improved U-values.

THERMAL BRIDGING

6.28 Thermal bridging heat losses are reduced by detailing and constructing enhanced construction detail.

AIR TIGHTNESS

6.29 Building Regulations AD L1A 2006 requires a maximum air leakage rate of 10m³/m²/h 50 Pa. The levels to be achieved follow passive home principles by improving the performance to approximately 3m³/m²/h at 50 Pa.

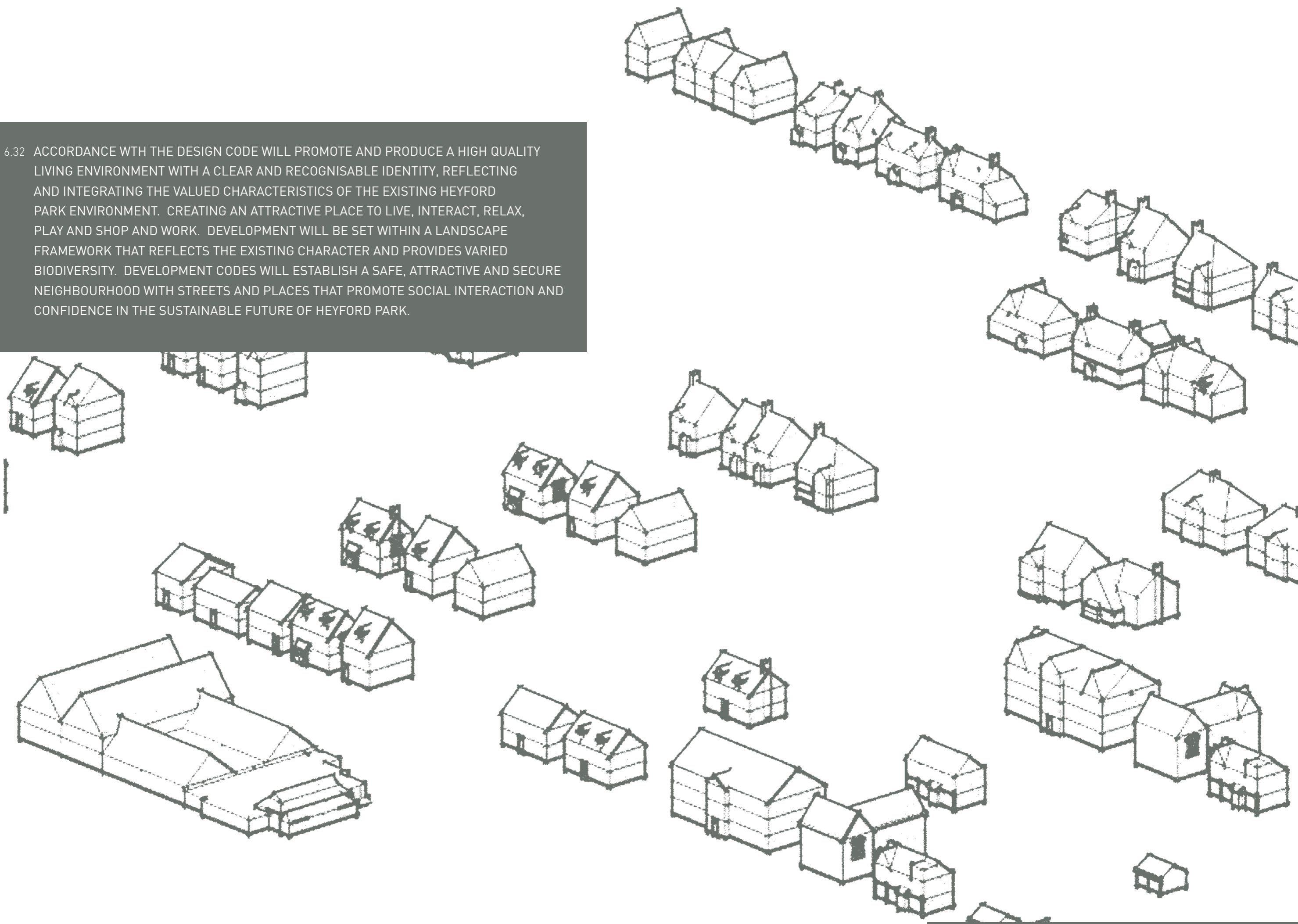
VENTILATION

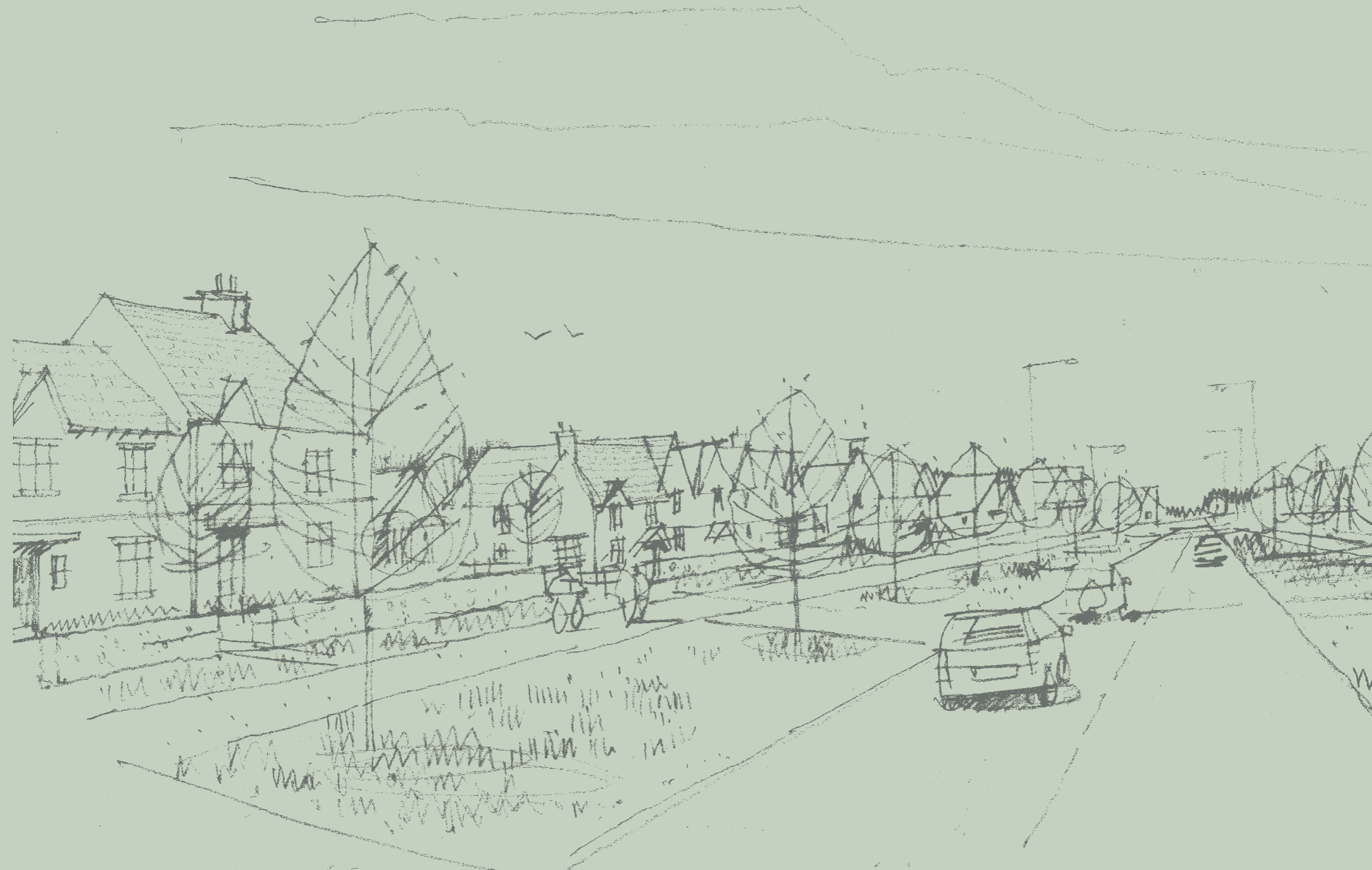
- 6.30 With the foregoing excellent air tightness performance, appropriate ventilation will be provided in accordance with Building Regulations. Mechanical Ventilation and Heat Reducing (MVHR) is a method of providing this ventilation.
- 6.31 In summary the client team accept that the development needs to comply with the building regulations and this will be achieved in the building fabric.





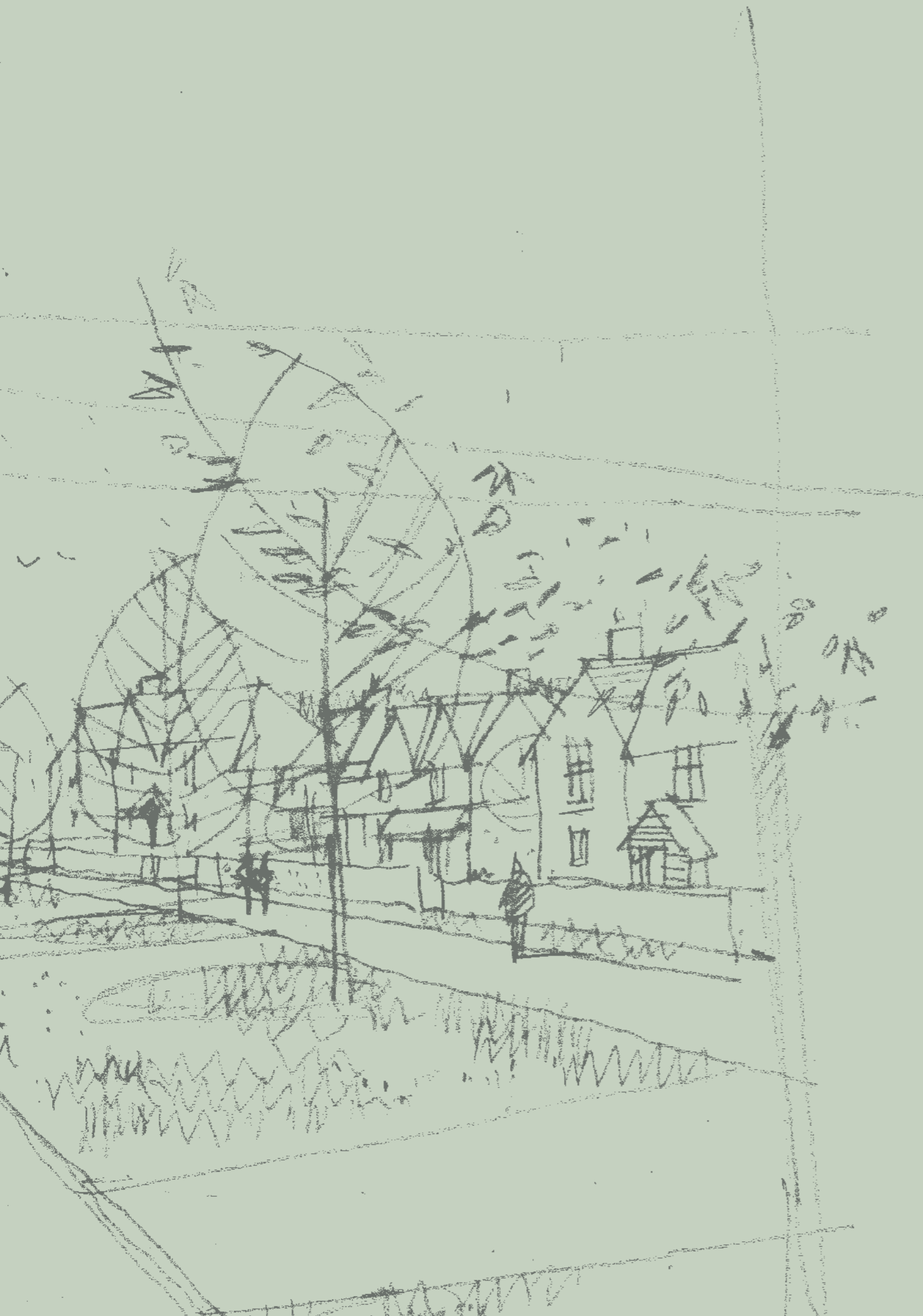
6.32 ACCORDANCE WITH THE DESIGN CODE WILL PROMOTE AND PRODUCE A HIGH QUALITY LIVING ENVIRONMENT WITH A CLEAR AND RECOGNISABLE IDENTITY, REFLECTING AND INTEGRATING THE VALUED CHARACTERISTICS OF THE EXISTING HEYFORD PARK ENVIRONMENT. CREATING AN ATTRACTIVE PLACE TO LIVE, INTERACT, RELAX, PLAY AND SHOP AND WORK. DEVELOPMENT WILL BE SET WITHIN A LANDSCAPE FRAMEWORK THAT REFLECTS THE EXISTING CHARACTER AND PROVIDES VARIED BIODIVERSITY. DEVELOPMENT CODES WILL ESTABLISH A SAFE, ATTRACTIVE AND SECURE NEIGHBOURHOOD WITH STREETS AND PLACES THAT PROMOTE SOCIAL INTERACTION AND CONFIDENCE IN THE SUSTAINABLE FUTURE OF HEYFORD PARK.





APPENDIX A PUBLIC CONSULTATION

7



INDICATIVE DESIGN CONCEPT

HEYFORD PARK
THE FORMER RAF UPPER HEYFORD

DESIGN CODE PUBLIC EXHIBITION

PLANNED AND OPEN SPACE PROVISIONS

Legend:

- Green: Open Space
- Blue: Water
- Red: Core Housing
- Orange: New Village Centre
- Yellow: Camp Road
- Purple: Rural Edge
- Light Green: Village Green

HEYFORD PARK
THE FORMER RAF UPPER HEYFORD

DESIGN CODE PUBLIC EXHIBITION

Code	Area	Design Code
CA1	New Village Centre - Mixed Use	CA1
CA2	New Village Centre - Residential	CA2
CA3	Core Housing - West	CA3
CA4	Camp Road	CA4
CA5	Village Green	CA5
CA6	Rural Edge	CA6

HEYFORD PARK
THE FORMER RAF UPPER HEYFORD

DESIGN CODE PUBLIC EXHIBITION

CA3 CORE HOUSING - WEST

CA4 CORE HOUSING - EAST

HEYFORD PARK
THE FORMER RAF UPPER HEYFORD

DESIGN CODE PUBLIC EXHIBITION

CA1 NEW VILLAGE CENTRE - MIXED USE

CA2 NEW VILLAGE CENTRE - RESIDENTIAL

HEYFORD PARK
THE FORMER RAF UPPER HEYFORD

DESIGN CODE PUBLIC EXHIBITION

OUTLINE APPLICATION APPROVED THIS PLAN 22/12/11.

LAND USE ZONING PLAN

HEYFORD PARK
THE FORMER RAF UPPER HEYFORD

DESIGN CODE PUBLIC EXHIBITION

CA5 VILLAGE GREEN

CA6 RURAL EDGE

HEYFORD PARK
THE FORMER RAF UPPER HEYFORD

DESIGN CODE PUBLIC EXHIBITION

LANDSCAPE MASTER PLAN

HEYFORD PARK
THE FORMER RAF UPPER HEYFORD

DESIGN CODE PUBLIC EXHIBITION

CA4 CAMP ROAD

CONSULTATION MEDIA

PUBLIC CONSULTATION

- 7.1 A public consultation event was held on 25th April 2013 at Heyford House from 4pm-9pm with local residents notified via a leaflet that was distributed around the base. Councillors and Parish Councillors were also invited for a preview.
- 7.2 Presentation boards (10 No A1 size) included an explanation of the design approach to the density, character areas and green space strategy for the development.
- 7.3 The event was well attended with around 100 people visiting during the course of event.
- 7.4 In summary the comments included (design code response in red);
- Somewhere for the teenagers play to use would be useful i.e. skate park or similar, but not in a location where it would cause disturbance to residents, perhaps a play facility near the Gym.
The Gym is a focus for recreational activity and will include facilities local children can use, but CDC are seeking a new neighbourhood play area to be more closely related to the new housing area and discussions are ongoing regarding the exact form, however a play area for older children (a NEAP) does form part of the proposals.
 - New Village centre provision for a range of shops was welcomed (and if possible a Public House).
Design code allows flexibility for a range of uses subject to demand.
- New bus stop shelters should be enclosed (to protect passengers from wind and rain) and provided seating.
Design code now makes reference to this as a provision to be made.
 - Limited comments relating to architectural style albeit traditional form welcomed, (more contemporary approach in trident area was thought to be an understandable exception) and space for tree planting was welcomed. The proposed view of the western gateway 'looked good'.
New tree planting and landscape design are detailed in the design code, the western gateway is subject to discussions with officers at CDC and garages and parking have been removed from the frontage and a more enclosed space proposed.
 - Walking routes through the development were welcomed, but try to avoid routes that would disturb existing residents.
Walking routes, both existing and new are defined in the DAS.
 - There was some concern about a new road link through the area south of Carswell Crescent, albeit the removal of the substation in this location would be welcomed.
It was explained that this was part of the proposal agreed at the outline stage and could not be changed.
 - Existing community building very large and costly to maintain.
As new development takes place there will be a growing community and the size of the community building will be large enough to accommodate this growth.
- If the recycling area is to be moved to a new location it should be located avoid disturbing residents with the noise of glass bottles being dropped in.
Exact location of recycling point is not required in the code condition, but reference is added to limit resident disturbance of any location selected.
 - Re-routing of 'airfield' lorries welcomed.
Design code shows proposed route.
 - Doctor's surgery- whilst it was understood that this is not a design requirement a number of residents travel to Deddington and either improved bus links or provision on site would be useful.
Design code allows flexibility for logical and justified changes if required after design code is approved; improved bus links are being explored in any event in line with the outline approval requirements.
- 7.5 There were a number of additional comments relating to the management of houses and options available for residents, these were noted and conveyed to relevant parties, but they were not directly related to the design code.
- 7.6 Overall there was generally support for the new development and recognition that new housing and other uses, in the form set out, would improve the character of Heyford Park and be an appropriate way to regenerate and renew the area.



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